

# Frederick County Planning Commission



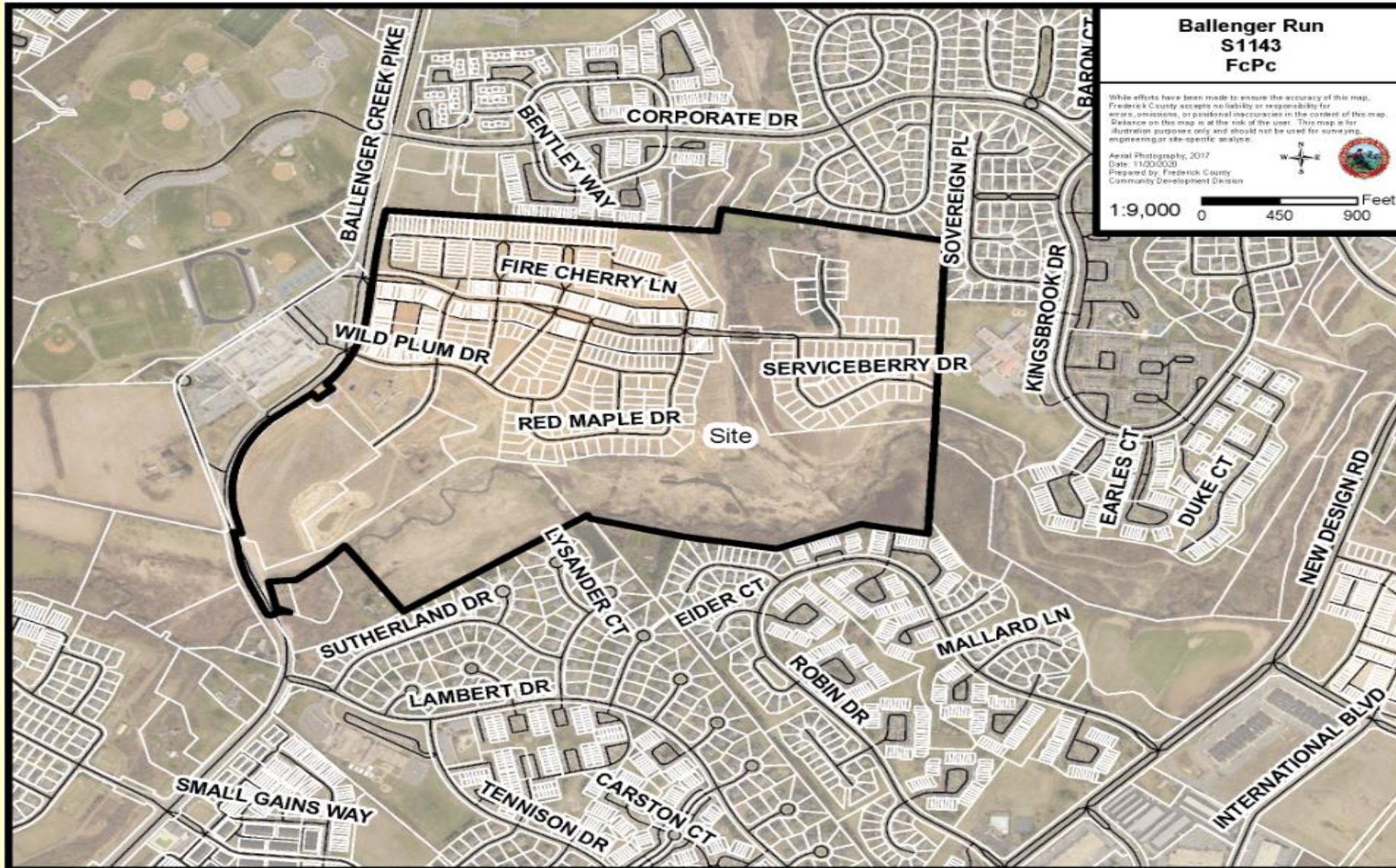
December 9, 2020

# ***Ballenger Run***

## *Preliminary Plan*

The Applicant is requesting Preliminary Plan reapproval in order to record the last 39 lots and open space plats.







### Exhibit 1 Ballenger Run PUD Rendered Plan

ILLUSTRATIVE PLAN  
FOR  
BALLENGER RUN

# **RECOMMENDATION**

Should the Planning Commission conditionally approve this Preliminary Plan reapproval for Ballenger Run PUD (S-1143; PP260450) the approval period may not extend beyond the expiration date of the APFO LOU, which is February 21, 2023.

Staff recommends the following conditions be added to the approval.

1. Comply with all agency comments through completion of the project.
2. All notes on the Preliminary Plan referencing “combined preliminary/ site plan” shall be changed to Preliminary Plan as this application is not a site plan.
3. Update Note 6 on the plan to document how the MPDU’s were provided.

# ***Turnpike Farms, Lots 3 & 4***

## *Site Plan*

The Applicant is requesting Site Plan approval to construct three new self-storage buildings and 96 RV storage spaces on a 12.68-acre Site.



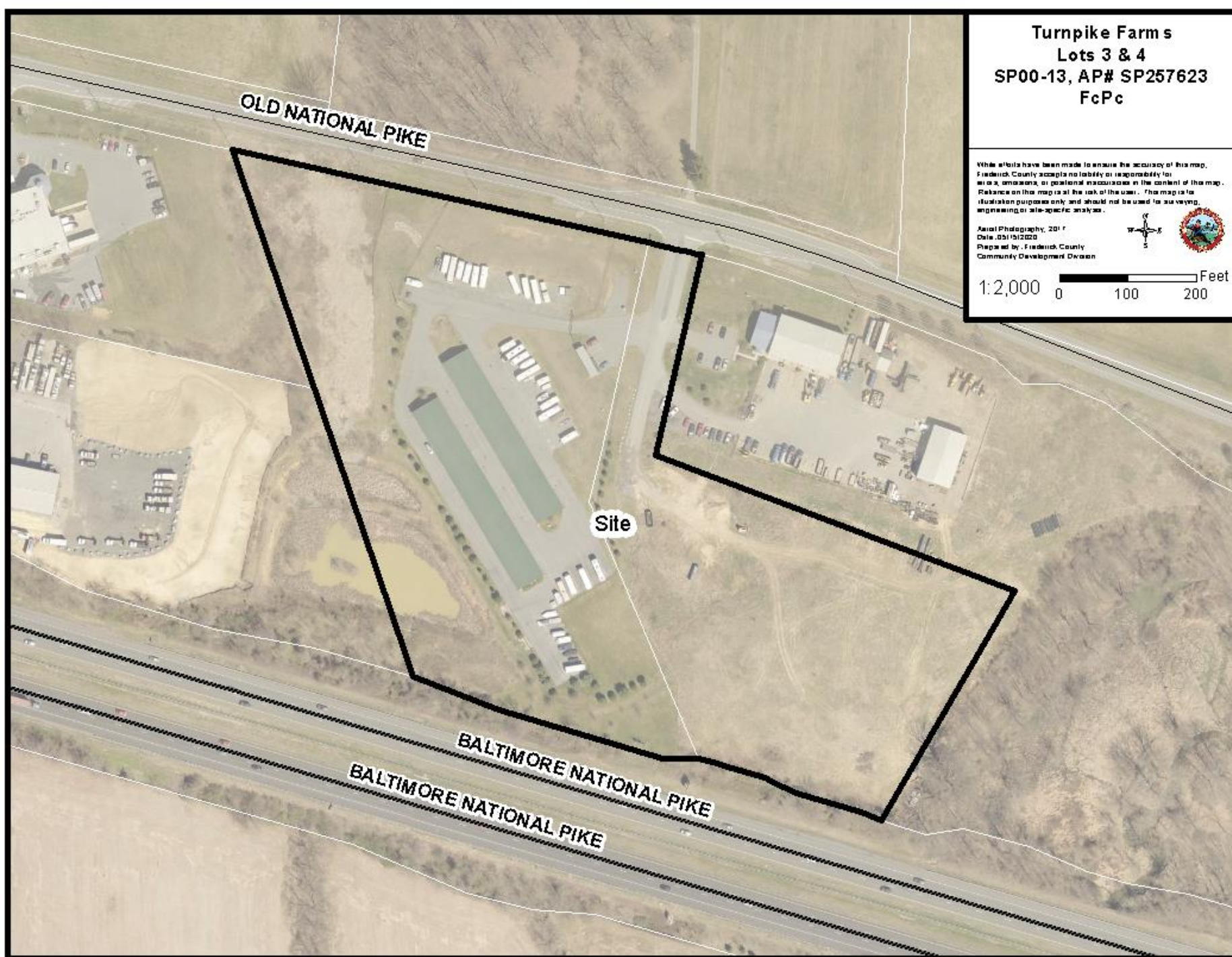
**Turnpike Farms  
Lots 3 & 4  
SP00-13, AP# SP257623  
FcPc**

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or potential inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2017  
Date: 05/15/2020  
Prepared by: Frederick County  
Community Development Division



1:2,000 0 100 200 Feet





# View Looking South





**Turnpike Farms  
Lots 3 & 4  
SP00-13, AP# SP257623  
FcPc**

**Zoning**

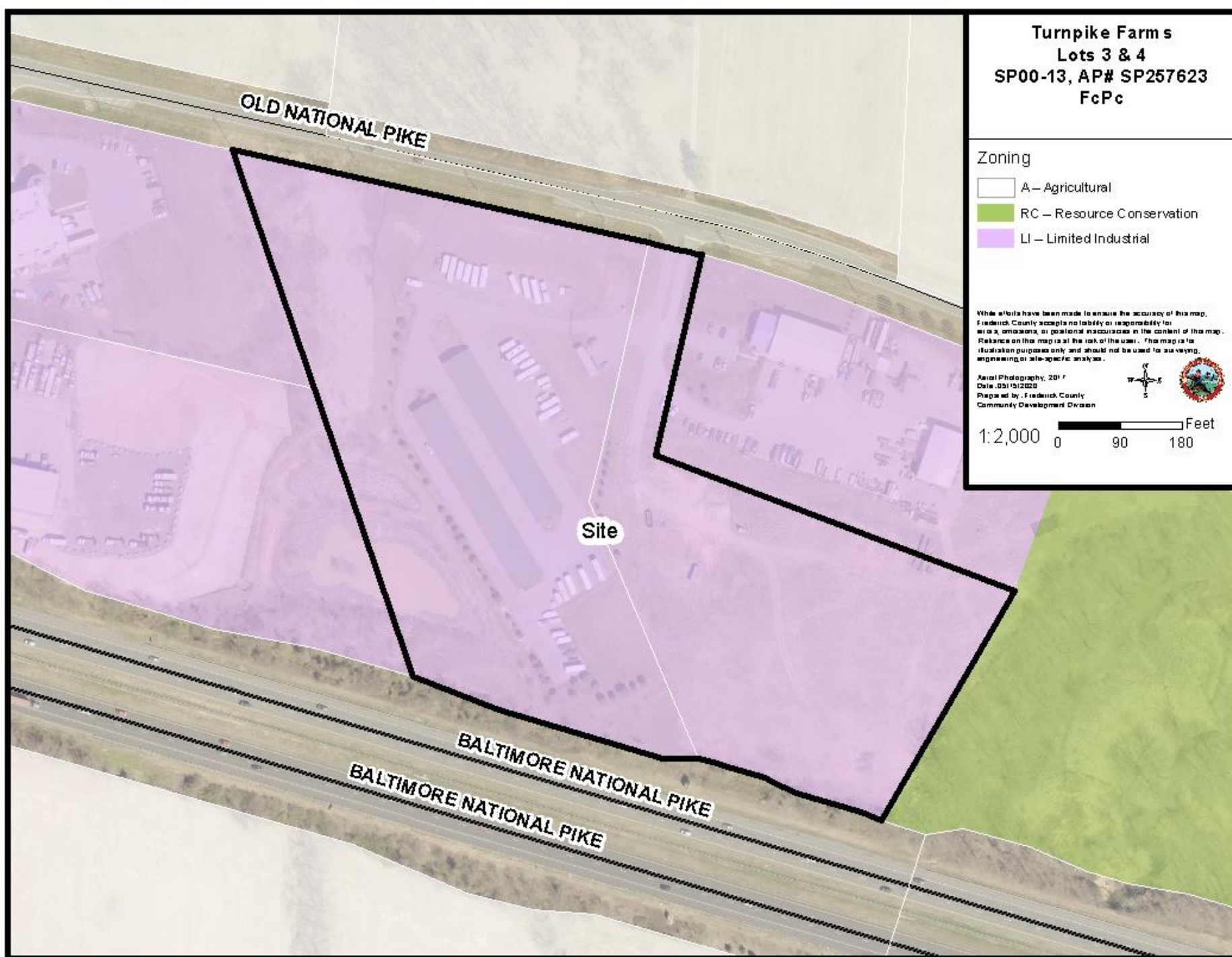
-  A – Agricultural
-  RC – Resource Conservation
-  LI – Limited Industrial

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Aerial Photography, 2017  
Date: 05/15/2020  
Prepared by: Frederick County  
Community Development Division



1:2,000  Feet





**Turnpike Farms  
Lots 3 & 4  
SP00-13, AP# SP257623  
FcPc**

**Comprehensive Plan**

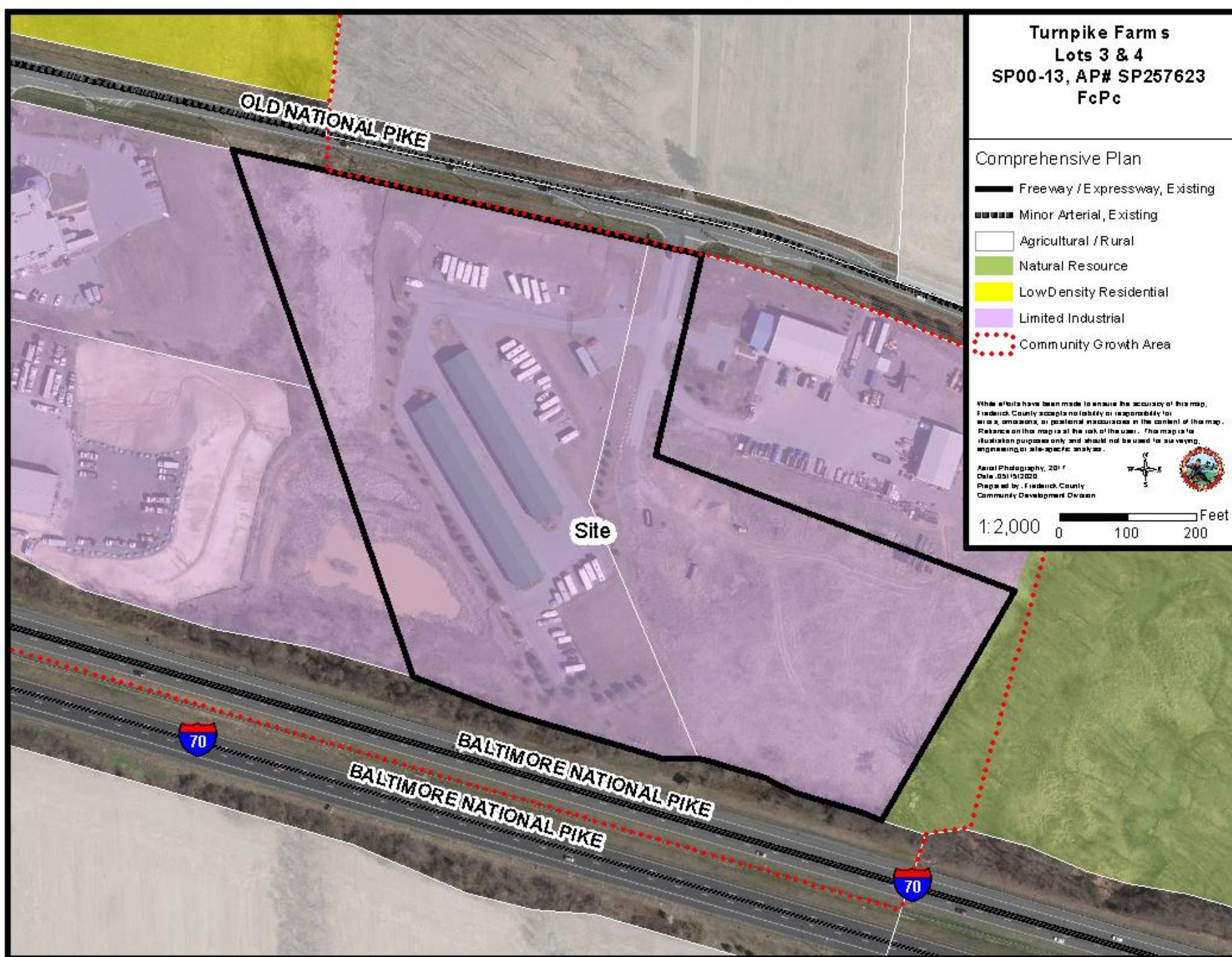
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Agricultural / Rural
-  Natural Resource
-  Low Density Residential
-  Limited Industrial
-  Community Growth Area

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Aerial Photography, 2017  
Date: 03/15/2020  
Prepared by: Frederick County  
Community Development Division

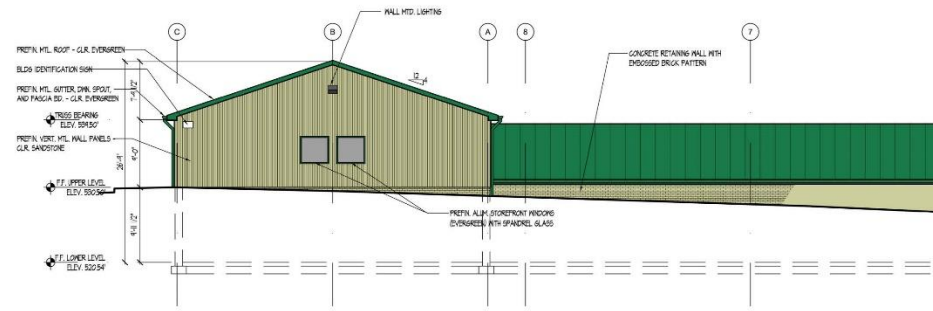


1:2,000 0 100 200 Feet

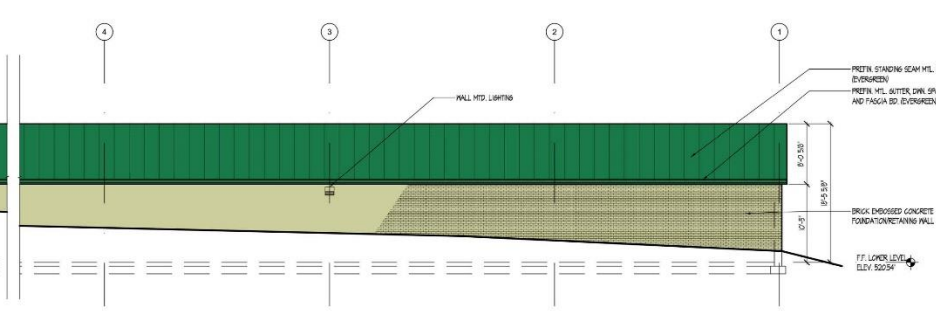




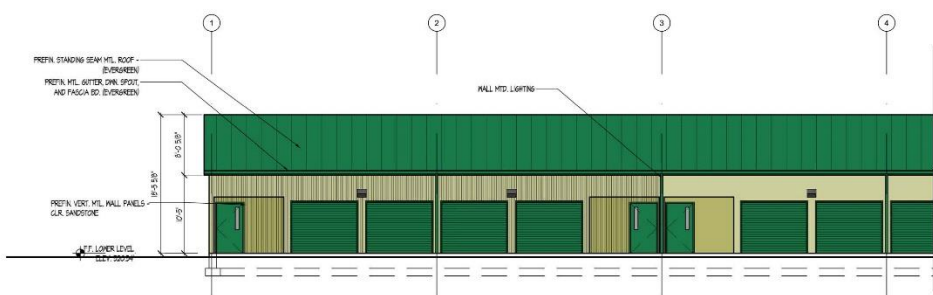
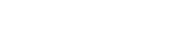




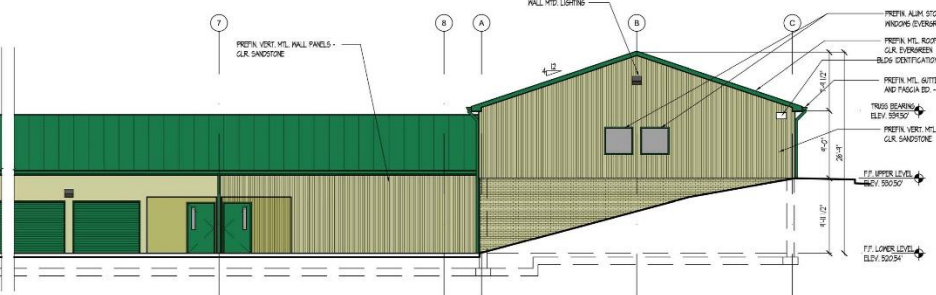
1 BUILDING "E" - NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING "E" - EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING "E" - SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



Proffitt & Assoc.  
ARCHITECTS

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I CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED  
BY ME OR UNDER MY  
SUPERVISION AND THAT I AM A  
LICENSED ARCHITECT  
OF THE STATE OF MARYLAND  
LICENSE NO. 18384  
EXPIRATION DATE 09-15-2021

SEAL

NEW STORAGE BUILDINGS C, D, & E FOR:  
TURNPIKE FARMS

12061 OLD NATIONAL PIKE (MD RTE. 144)  
NEW MARKET - FREDERICK COUNTY, MARYLAND

ISSUE		
REV	DATE	DESCRIPTION

PROJECT NO. 19-01  
DATE 10-28-2020

EXTERIOR  
ELEVATIONS  
BUILDING "E"  
A3.3



# **RECOMMENDATION**

Should the Planning Commission conditionally approve this Site Plan for Turnpike Farms, Lots 3 & 4 (SP00-13, AP SP257623), the plan shall be valid for three (3) years from today's date; December 9, 2023.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Addition Plat to add the entirety of Lot 4 to Lot 3 (AP PL257627) shall be recorded prior to Site Plan approval.